

REAL ESTATE NEWS AND MADISON AVENUE BUILDING IMPROVEMENTS.

Western Capital Negotiating for Business Sites on the East and West Sides.

A new factor in the movement which is sending up prices of Manhattan Island improved realty has come prominently into the market within the past fortnight. Agents of Milwaukee and St. Louis lager beer brewing companies who have been negotiating for the purchase of corner parcels in the largely trafficked thoroughfares of the East and West sides have so far completed their labors that reports have been sent to their principals in the West.

It has long been recognized that the Western brewers were much more aggressive in their efforts to build up a business for the outputs of their breweries than were the men who were engaged in the same line of business in the cities east of Chicago. They were much more liberal in their loans to large customers and showed greater continuity of greater effort along those lines which promised an enlargement of their business.

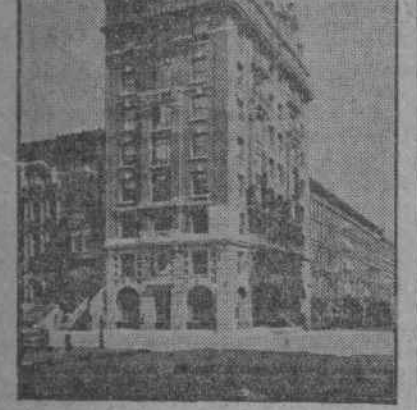
While it is true that many of the desirable corner properties along the avenues on the East and on the West sides of Manhattan are either owned or held on long lease by local brewers, it is a fact that almost every corner property in Milwaukee which affords opportunity for the profitable conduct of a saloon business is owned outright by one of the several large brewing companies located there.

Western Men in Control.
The Westerners practically control the business in the South and the Southwest, and there is little chance for them to secure additional customers in those sections. So they are now looking elsewhere to secure an outlet for their products. New York and these cities surrounding it have been chosen as the field in which they will fight the brewers of the East.

Already they have established a fair demand for their beer and they have obtained an extensive fund of information concerning the districts in which an extension of their business seems to be most practicable. The Westerners are not governed by the pool known as the Brewers' Association, which operates most of the local breweries in New York, and so they are free to fight for trade wherever there is promise of it. They have enormous amounts of capital with which to operate, and their plan is to purchase the realty at any location which commands a large business.

High Price for Bowery Lot.
It will surprise many men who consider themselves judges of East Side property to be told that a Bowery corner, consisting of a lot 25x100 and a not particularly new block building has been negotiated for by a representative of a Western brewery, and that \$150,000 has been asked for this particular parcel.

Property was supposed to be in a stagnant state, at the price demanded for this parcel is much larger than has been asked for any property on that side of the Bowery in many years. Along Third avenue and other avenues between it and the East River and on the avenues from Sixth



New Turner Apartment House.

avenues west to the North River the Western brewers have options on a number of corner parcels.

None of the properties, however, approach in amount of asking price that of the Bowery property. The total valuation of the properties which have been negotiated for is about \$4,000,000.

Many New Buildings.
An extensive list of plans for new buildings was submitted to the Building Department yesterday. Flats and apartments, with a sprinkling of dwellings, form the bulk of the proposed operations. In the sales department the past week was not particularly active, and it looks very much as though there would not be much doing until September has passed.

Hamilton McKay Twombly has sold the plot, 50x100.5, on the south side of Fifth street, 300 feet west of Fifth avenue. He bought it about a year ago, and has announced his intentions of erecting a private stable on the site. This provoked considerable opposition from the persons owning and occupying residences in the immediate neighborhood. The present buyer is understood to be Banker Henry Seligman, and he will erect a residence for his own occupancy there.

The Phelps estate has sold the stone front



"The Clark."

residence, with lot, 25x100, No. 229 Madison avenue, to an investor who will erect a new dwelling there. S. Osgood Pell & Co. were the brokers in the transaction.

Sauer, Gross & Herber have sold another of their recently completed row of flats, with stores, on Amsterdam avenue, between Ninety-first and Ninety-second streets. The parcel most recently disposed of is No. 632 Amsterdam avenue, the buyer is the Consolidated Milk Exchange, and the consideration is reported as \$38,000.

Douglass Robinson & Co. have sold for Sarah R. Hendrick, the four-story dwelling, with lot, No. 77 East Fifty-sixth street, to an investor on private terms.

The Ernst-Marx-Nathan Company has sold the five-story apartment house, with lot, 25x100, No. 538 West One Hundred and Fifty-ninth street, to Alexander Davidson on private terms, and the three-story and basement residence, with lot, 30x100, No. 613 West One Hundred and Seventy-third street.



The New Appellate Court Building.

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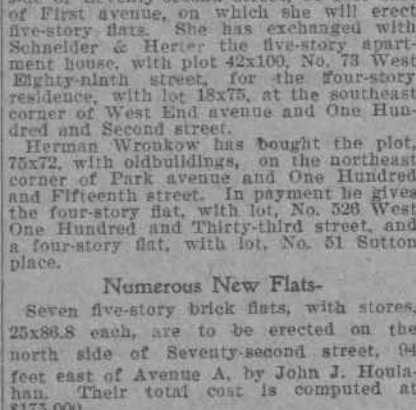
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corner from the Murphy estate, Karl M. Wallich & Son will erect a seven-story brick apartment house, for which plans are now being prepared.

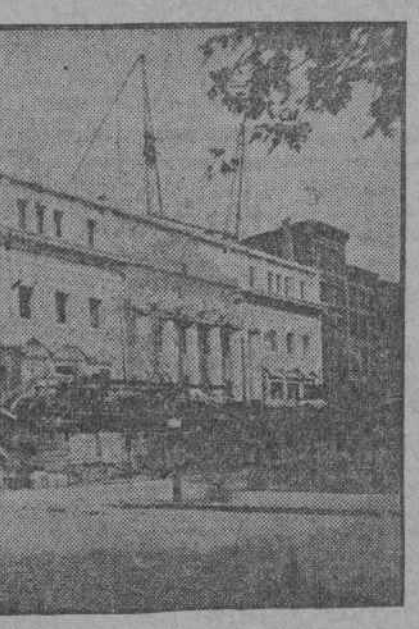
A six-story brick, stone, and terra cotta flat, 37.7x51, and costing \$50,000, will be built by F. J. Herter at Nos. 84 and 86 Charles street.

Two five-story brick flats, 25.2x54.4 each, are to be built by Gustav E. Baubahn on the west side of Park avenue, 45.6 feet north of Ninety-fifth street. They will cost together \$50,000.

A six-story and basement brick flat, 33.6x51.7, will soon replace the old building Nos. 7 and 9 Lewis street. It will be erected by Salomon & Heubner at a cost of \$32,000.

Nine New Dwellings.

Martin Gelsler is to build on the west side of Cauldwell avenue, 150 feet south of One Hundred and Sixty-first street, five



The New Appellate Court Building.

three-story frame dwellings, 20x93 each, for a cost of \$22,000. On the northeast corner of Bristow and Jennings streets he will build a three-story frame dwelling, with store 25x55, at a cost of \$8,000, and adjoining it on the east side of Bristow street he will build five three-story frame dwellings 20x93.6 each, and costing \$22,000 in all. On the north side of Jennings street, eighty feet east of Bristow street, he will build a three-story frame tenement, 20x93.2, at a cost of \$4,500.

Julius Dreyfus will build at No. 112 Second street a six-story and basement brick and stone tenement, 25x104.4, and a similar building at No. 128 Second street. Each of the buildings will cost \$28,000.

A six-story brick flat with stone 25x58.6, and costing \$25,000, is to be built at No. 607 East Thirtieth street by Berlin & Cohen.

Another Residence Sold.
Joseph A. Farley has sold another one of the row of recently completed five-story American-basement residences, with lot 25x102.2, on West One Hundred and Eighth street. It is No. 322, and the selling price was about \$48,000. There are now but three of the row remaining unsold.

Mrs. Freda Hart has sold the five-story tenement, with lot 25x100, No. 206 East Ninety-eighth street, to a Mrs. Van Pels, and she has bought from Timothy Donovan the vacant plot, 175x100, on the north side of Seventy-second street, 94 feet east of First avenue, on which she will erect five-story flats. She has exchanged with Schneider & Herter the five-story apartment house, plot 42x100, No. 73 West Eighty-ninth street, for the four-story residence, with lot 18x75, at the southeast corner of West End avenue and One Hundred and Second street.

Herman Wronkow has bought the plot, 70x72, with old buildings, on the northeast corner of Park avenue and One Hundred and Fifteenth street. In payment he gives the four-story flat, with lot, No. 526 West One Hundred and Thirtieth street, and a four-story flat, with lot, No. 51 Sutton place.

Numerous New Flats.
Seven five-story brick flats, with stores, 25x58.8 each, are to be erected on the north side of Seventy-second street, 94 feet east of Avenue A, by John J. Houlihan. Their total cost is computed at \$175,000.

Bernhard Golewski is to build five six-story brick flats, with stores, 25x58.6 each, on the north side of One Hundred and Third street, 150 feet west of First avenue, at a total cost of \$125,000.

Four five-story brick and stone flats, 25x54 each, will be built by Louis Gilbert, on the south side of One Hundred and Twenty-fourth street, 175 feet west of Seventh avenue. They will cost altogether \$100,000.

The nine-story brick and stone office building, 25.1x119.4, which the New York Telephone Company is to build for its own occupancy at No. 14 Cortlandt street, will cost \$100,000.

Four five-story brick flats, each 25x54, and costing an average of \$25,000 each, are to be built on the south side of One Hundred and Forty-second street, 100 feet west of Amsterdam avenue, by Henry Siedenber.

New Buildings on Old Site.
On the site which he purchased from the grandchildren of the late Hamilton Fish, who was Secretary of State during the two terms of President Grant, Benedict A. Klein is to erect two six-story and basement brick flats, with stores, 30x79.8 each, and costing together \$64,000. The property is located on the south side of Nineteenth street, 14 feet east of Third avenue, and was purchased by the late Mr. Fish upward of half a century ago.

Plans are being prepared for the erection by John E. Doyle of three five-story brick

street, 200 feet west of Amsterdam avenue, by A. E. Fiet.

Schmuck & Montag are planning to build a six-story brick and stone apartment house, 60x84, on the south side of Thirty-third street, 430 feet west of Eighth avenue.

A six-story and basement brick and stone flat, with stores, 24.9x90.1, and costing \$25,000, will be built by S. & H. Goodman at No. 238 Second street.

Emma E. and Hannah Johnson are to build at No. 384 Pleasant avenue a five-story and basement brick flat, 25.2x50, which will cost \$20,000.

Three three-story brick and frame dwellings, 10.3x58.8 each, are to be built, at a total cost of \$13,500, by Howard Mann on the west side of Cauldwell avenue, 150 feet north of One Hundred and Fifty-fifth street.

New Storage Structure.
A five-story brick stable and storage warehouse, with a frontage of 25 feet and a depth of nearly 100, is to be built at No. 242 West Sixty-fifth street by Henry Adams.

Samuel Block is having plans prepared for a five-story brick and stone flat, 25x58, at a cost of \$20,000, which he will build on Fifty-first street, east of Lexington avenue.

The Roman Catholic Church of the Immaculate Conception is to erect a one-story and basement brick hall, 54x122, on the southwest corner of One Hundred and Fifty-first street and Melrose avenue.

The St. Ann's Roman Catholic Church will build a one-story and basement brick church edifice, 52x100, and costing \$15,000, on the south side of One Hundred and Fifty-fifth street, 145 feet west of Elton avenue.

Henry Hart, the owner of the controlling interest in the Third avenue street car system, is to make alterations costing \$35,000 to the two-story and brick hotel at No. 81 Park row, extending through to No. 27 North William street, which he has owned for fully fifty years.

BROOKLYN REALTY SALES ARE FEW.

The Brooklyn selling season seems to be rather slow in starting this Autumn. Brokers report many inquiries from persons who desire to buy dwellings and flats, but the weekly number of consummated transactions remains moderate.

William J. Reineck, builder, sold to

George Washington the two-story cellar, one-family dwelling on the west side of Railroad avenue, 207 feet north of Atlantic street, in consideration of \$2,700.

A. Pence & Son have sold for William H. Reynolds, co. J. Smith, No. 171 Underhill avenue, three-story and basement brownstone front house; the consideration was \$2,500.

E. L. Snyder, who has just purchased through Pence & Son, a plot on the west side of Prospect Park west between Carroll street and Montgomery place, expects to build a fine residence thereon. This property is restricted against apartment houses as the result of a recent litigation.

Dyker Heights Sales.
The Real Estate Loan and Trust Company has sold for H. L. Bradley, a dwelling house and several plots of land at Dyker Heights; consideration, \$13,000.

Peter F. Delaney has sold one of his modern four-story and basement brownstone dwellings, No. 202 Gardfield place, to Thomas Hurst for \$24,000.

George Mott, of No. 26 Court street, has sold to Frank Conna a farm of 7½ acres at Bellmore, L. I.; consideration, \$400.

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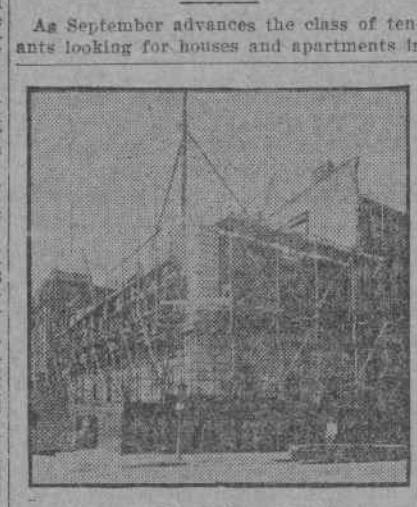
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Thomas F. Martin, builder, has under course of construction, three four-story double apartment houses, 35x58x100, on the northwest corner of Riverside street and Lafayette avenue. These houses have a hot water supply, steam heat, every modern improvement, and are fitted up in suites of seven rooms and bath, to rent from \$50 to \$60 a month. They will be completed about November 1, at a total cost of \$140,000.

John F. Graham has recently completed a row of ten brownstone two-family houses on the north side of Prospect place, between Bedford and Franklin avenues. These houses are attractively located, and are in what is known as the Bedford style, and are handsomely finished in hardwood, and contain every up-to-date feature known to the modern architect. Houses in this section seem to be in demand, as Mr. Graham has already sold seven out of the ten.

Frederick Deubar will erect on the south side of St. Mark's avenue, 90 feet east of Ralph avenue, ten two-story and basement two-family houses, to cost \$30,000.

GREAT DEMAND FOR FIREPROOF HOMES.

As September advances the class of tenants looking for houses and apartments in



Clarence M. Hyde's Residence.

the Fifth and Madison avenue section becomes more in evidence. While this class is not yet come to stay, and will not be until the Dewey celebration, many of its representatives are here for a day at a time, when they take the opportunity to look about and see what the house market has to offer.

The American Carbonate Company is having plans prepared for a commodious brick and stone factory building, to be erected for its own uses at Nos. 431 and 433 East Eighteenth street.

Three five-story brick and stone flats, 33x57 each, with accommodations for three families to a floor, will be built on the north side of One Hundred and Fifty-first street, 200 feet west of Amsterdam avenue, by A. E. Fiet.

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